



CHOICE PROPERTIES

Estate Agents

73 Kipling Drive,
Sandilands, LN12 2SA

Price £245,000



Choice Properties are delighted to bring to the market this most spacious two bedroom detached bungalow situated in the quiet residential village of Sandilands within close proximity to the award winning golden sandy beaches and local amenities at Sutton on Sea. With the added bonus of no onward chain, this impressive property is not to be missed, so early viewing is most certainly advised.

The abundantly light and bright accommodation comprises:

Entrance Porch

2'2" x 5'7"

Double opening front uPVC doors leading into the entrance porch, with tiled flooring and a door to the hall.

Hall

13'3" x 5'7"

Providing access to the loft, which is partly boarded with a pull down ladder and lighting and the hall also features an airing cupboard (measuring 1'08" x 2'05") housing the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems. Doors to:

Reception Room/Dining Room

6'7" x 18'9"

Light and airy reception room benefiting from double aspect windows with a picture window to both front and rear aspect. The reception room also features ample space for a dining table and a TV aerial.

Kitchen

8'10" x 10'4"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, four ring gas 'Moffat 65' hob with stainless steel extractor hood over, integrated 'Moffat 65' electric oven, space for a freestanding under-counter fridge, part tiling to the walls and a uPVC door out to the garden.

Bedroom 1

10'11" x 10'10"

Spacious double bedroom with a picture window to rear aspect.

Bedroom 2

9'7" x 10'10"

Double bedroom which houses the wall mounted fuse board and features a picture window to front aspect.

Bathroom

5'10" x 6'7"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and a mains fed shower head over, pedestal hand wash basin with single hot and cold taps and a WC with dual flush button, part tiling to the walls.

Driveway

Providing off road parking.

Garage

18'07" x 8'03"

With an up and over door, side door, rear window, power and lighting.

Garden

To the rear of the property you will find a privately enclosed garden, laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a variety of well maintained plants and shrubs as well as a useful timber shed and a paved patio area.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an Offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

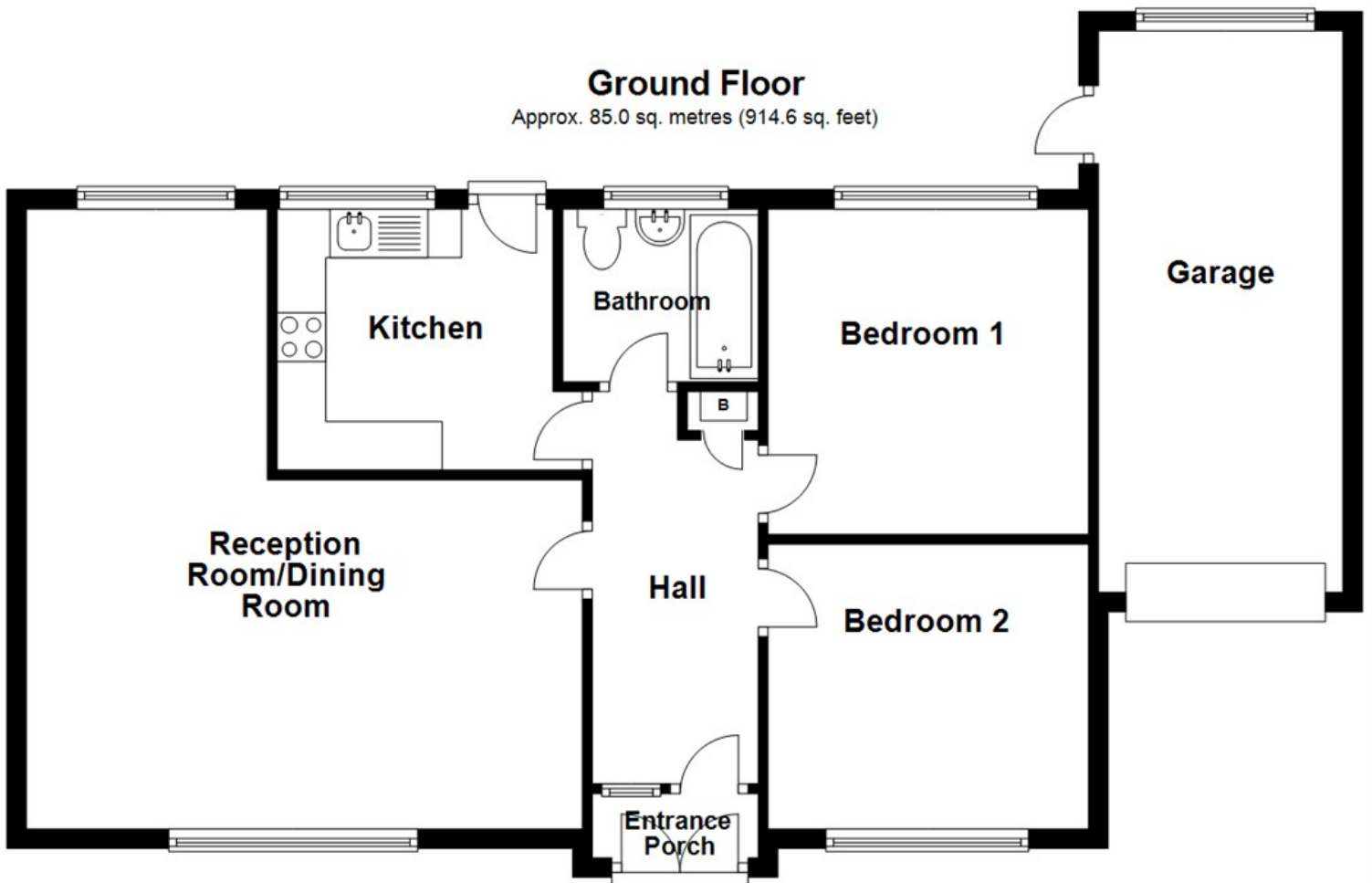






Ground Floor

Approx. 85.0 sq. metres (914.6 sq. feet)



Total area: approx. 85.0 sq. metres (914.6 sq. feet)

Directions

From our Sutton on Sea office, head South on the A52 towards Skegness. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Take the first turning on the left into Kipling Drive. Follow the road along and number 73 can be found a short distance on your left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

